



April 11, 2019

Barb Kruser  
Helen Plum Memorial Public Library  
110 West Maple Street, Lombard, IL 60148

RE: Helen Plum memorial Public Library District – Lombard Common Land Swap

Dear Barb,

The following letter is intended to summarize the Lombard Common land swap negotiation approach with the Park District, including the proposed site, site area requirements, zoning requirements, potential opportunities. Through an analysis of the Library's programmatic requirements and the Village's zoning requirements we determined that a site area of 5 acres is required to accommodate all requirements. This includes provision for future library expansion and associated parking expansion while maintaining minimum open space and storm water requirements.

The proposed site is on the west side of the Lombard Common just south of an existing children's play area. Dimensions and location with respect to existing property lines are noted in the attached diagram. The diagram is conceptual: final acquisition should be subject to customary due diligence activities and Village approvals.

Sincerely,

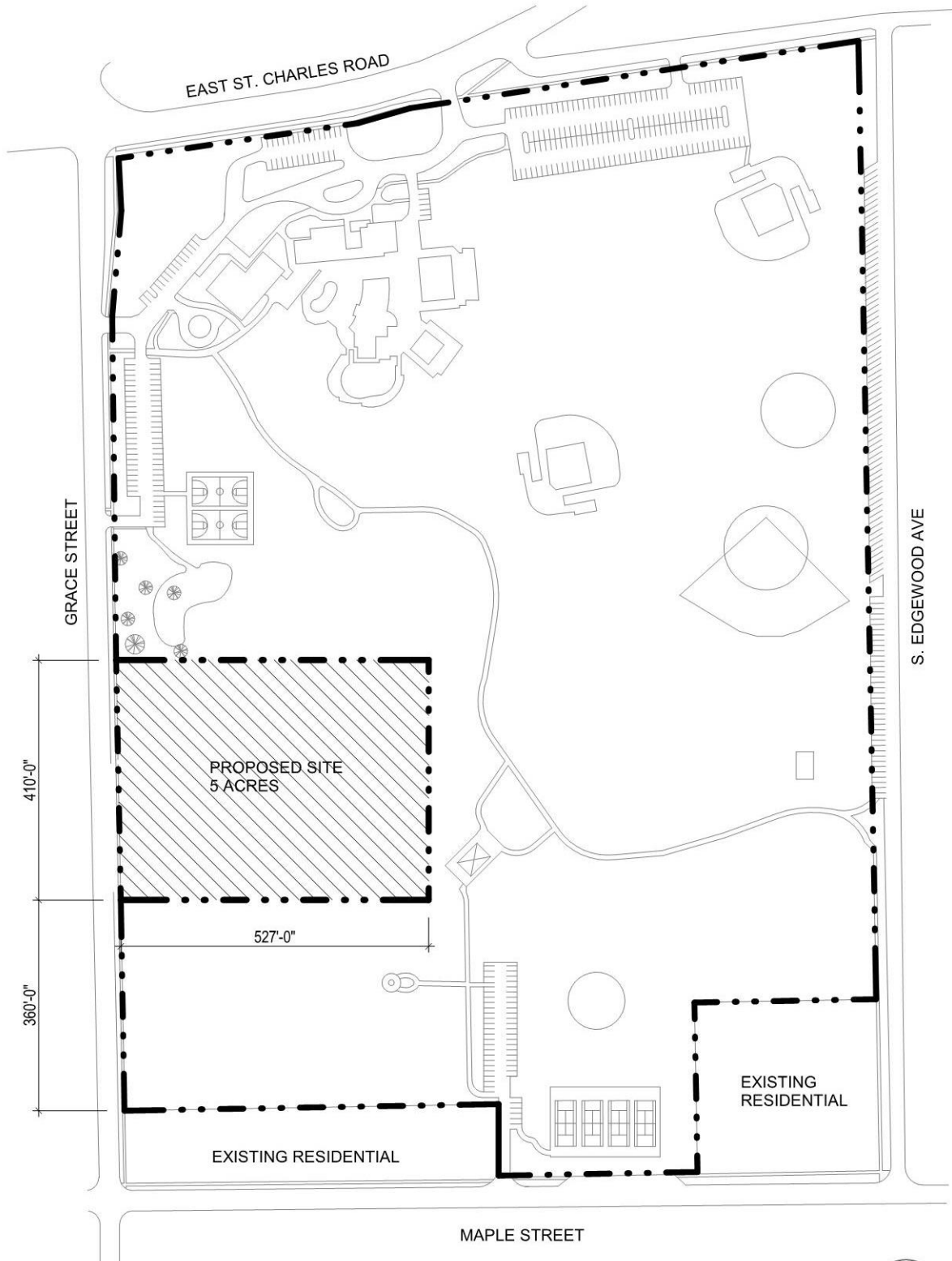
A handwritten signature in black ink that reads 'J. Huberty'.

**Joseph M. Huberty, AIA, NCARB, LEED AP**  
Partner

Copied **Howard Metz** | Robbins Schwartz

**Shaun Kelly, Kristin Richardson** | Engberg Anderson

EA File Name: P:\Chicago\2015 2398\152403 Helen Plum Memorial Library\1-Project Administration\2-Owner Supplied Info\Park District IGA\Lombard Common\Land Swap 190411.Docx



**HELEN PLUM PUBLIC LIBRARY**  
 LOMBARD COMMON SITE MAP (DRAFT)  
 04.11.2019

